

County of Loudoun
Department of Planning
MEMORANDUM

DATE: July 5, 2006

TO: THE LOUDOUN COUNTY PLANNING COMMISSION

FROM: Cindy Keegan, AICP, Project Manager
CPAM 2005-0003, Comprehensive Plan Amendment for the
Upper Broad Run and Upper Foley Sub-areas

SUBJECT: Revised draft policies

At the June 29, 2006 Committee of the Whole worksession, the Commission revised policy recommendations for CPAM 2005-00003, Comprehensive Plan Amendment for the Upper Broad Run/Upper Foley Sub-areas (Attachment 1). The revised draft policies allow densities up to 4 dwelling units per acre in the two Sub-areas, in a mixed use land use pattern with areas designated for higher residential densities at key intersections (Attachment 2). The CPAM also includes a revised land use map that changes the Revised General Plan Planned Land Use Map for properties north of Route 50 (including portions of the properties known as Greenvest/Dulles South and Shockey Family property) from Industrial Community to Business Community (Attachment 3).

Pending a vote of resolution by the Commission, these recommendations will proceed on to the Board of Supervisors. As has been put forward throughout the review process, staff continues to raise the following concerns.

Impacts of Proposed Residential Densities

As part of the CPAM development, staff provided the Commission with data regarding potential capital costs and transportation impacts assuming complete build-out of the two Sub-areas under the proposed densities discussed at the October 3, 2005 Public Hearing (4 dwelling units per acre in the Upper Broad Run/3 dwelling units per acre in the Upper Foley). Given the recent change to residential densities for the two Sub-areas, staff believes further discussion of the potential capital costs and transportation impacts of increased residential densities is warranted prior to forwarding the CPAM to the Board of Supervisors.

Pending a full analysis of the services, transportation, and environmental impacts of potential future development, staff could recommend increased residential densities in the two Sub-areas with criteria which provides a link between future housing development to employment growth and allows for new development to proceed based on the applicant's willingness to mitigate capital impacts consistent with the policies adopted for the Transition Sub-areas. Staff notes that the efficient development of areas

that are within the utility service boundary of the County is important to minimize or defer the need to further expand service boundaries. Further, efficient development at higher densities could facilitate affordable residential development.

Public Input

As discussed at the June 29th worksession, staff continues to believe the Commission, having made policy changes since the last public hearing, should provide the public an opportunity to comment on the new policy proposals either at a public hearing or at a community meeting. The Commission's review of the draft policies has led to several changes; the most significant being a land use map that now raises and lowers recommended residential densities over a large part of the area (Attachment 2). The map and other policy adjustments change the impact of the CPAM for some landowners.

PUBLIC COMMENT

One public comment has been received since the June 29th meeting and is being forwarded to the Commission (Attachment 4).

SUGGESTED MOTIONS

1. I move that the Planning Commission forward CPAM 2005-0003, Comprehensive Plan Amendment for the Upper Broad Run and Upper Foley Sub-areas, as revised June 29, 2006, to the Board of Supervisors with a recommendation of approval.

OR

2. I move that the Planning Commission forward CPAM 2005-0003, Comprehensive Plan Amendment for the Upper Broad Run and Upper Foley Sub-areas to a future date of the Committee of the Whole for certification.